



COMMONWEALTH BUREAU OF CENSUS AND STATISTICS

SIXTH FLOOR,
PRUDENTIAL BUILDING,
195 NORTH TERRACE,
ADELAIDE

BUILDING OPERATIONS

SOUTH AUSTRALIA

DECEMBER QUARTER 1964

SCOPE

This bulletin gives information about "new building" operations in South Australia; in addition to a summary for the period January 1960 to December 1964 it shows details concerning houses and flats, other buildings, employment in the industry, and dwellings in local government areas. The information has been compiled from returns collected from all builders of new buildings.

DEFINITIONS

NEW BUILDING: Additions of £5,000 and over to existing buildings (other than houses) are included, but minor additions, alterations, repairs and renovations, and all construction activity such as railways, bridges, earthworks, water storage, etc., are excluded.

VALUE: All values shown exclude the value of land and, except in Table 4, represent the value of buildings upon completion (see also "Completion"). Values shown in Table 4 represent the amount of work done on new buildings during the period and are not subject to the fluctuations from period to period noted in Table 3 in the values of "new buildings other than dwellings"; these fluctuations are partly the result of the unequal incidence of individual large contracts.

COMMENCEMENT: A building is recorded as commenced when work on the foundation has begun.

UNDER CONSTRUCTION: Once commenced, even though work on it may have been temporarily suspended, a building is classified as "under construction" until its "completion".

COMPLETION: A building is regarded as having been completed when the contractor has fulfilled the terms of the contract or in the case of an owner-built house when the dwelling is either completed or occupied (whichever occurs first). However, the value in all cases is that of the building as a finished project as planned.

COMMENTS

2,883 houses were commenced and 3,000 were completed during the December quarter 1964. Commencements were 49 less and completions were 95 more than in the previous quarter. The number of completions is a record, exceeding by 85 the previous highest total of 2,915 in the December quarter 1963.

A record number of 577 flats were commenced during the three months ended December 1964. This is 36 more than the previous highest figure of 541 commenced in the September quarter 1964. The number of flats completed in the December quarter equalled the record of 367 completed during the previous three months.

Details of brick and stone veneer houses completed and under construction in South Australia are published for the first time on page 3. The value of veneer houses completed has more than doubled during the last eighteen months from £779,000 in the September quarter 1963 to £2,032,000 during the three months ended December 1964.

The number of persons recorded as employed on all jobs of builders of new buildings at 16th December increased to a new record of 15,273. This is 155 more than the previous highest figure of 15,118 at 30th September 1964.

During the twelve months ended December 1964, 10,228 dwellings (84.0% of the State total) were completed in or near the Metropolitan Area; 50.8% were inside the Metropolitan Area but a further 33.2% were completed in the near-metropolitan local government areas of Elizabeth, Munno Para, Noarlunga, Salisbury, and Tea Tree Gully.

TABLE I - NEW BUILDINGS COMMENCED, COMPLETED, AND UNDER CONSTRUCTION : SOUTH AUSTRALIA

Period	Houses (a)		Flats (a)(b)		Total Dwellings (a)		Other New Buildings (c)	Total New Buildings
	No.	£'000	No.	£'000	No.	£'000	£'000	£'000
COMMENCED DURING PERIOD								
Year ended -								
31st Dec. 1960	9,473	32,008	713	1,922	10,186	33,930	20,077	54,007
1961	8,440	28,122	563	1,346	9,003	29,468	21,582	51,050
1962	9,573	31,818	582	1,654	10,155	33,472	20,994	54,466
1963	10,534	36,666	902	2,175	11,436	38,841	26,590	65,431
1964	11,524	41,449	1,972	4,882	13,496	46,331	37,200	83,531
Quarter ended -								
30th Sept. 1963	3,176	11,072	321	878	3,497	11,950	6,363	18,313
31st Dec.	2,679	9,495	211	493	2,890	9,988	7,121	17,109
31st Mar. 1964	2,860	10,015	374	891	3,234	10,906	9,623	20,529
30th June	2,849	10,271	480	1,110	3,329	11,381	7,556	18,937
30th Sept.	2,932	10,782	541	1,438	3,473	12,220	9,788	22,008
31st Dec.	2,883	10,381	577	1,443	3,460	11,824	10,233	22,057
COMPLETED DURING PERIOD								
Year ended -								
31st Dec. 1960	9,379	31,663	790	2,021	10,169	33,684	18,595	52,279
1961	9,119	31,026	709	1,862	9,828	32,888	18,904	51,792
1962	9,280	30,983	583	1,599	9,863	32,582	24,702	57,284
1963	10,316	35,198	816	2,081	11,132	37,279	22,546	59,825
1964	10,869	39,074	1,279	3,132	12,148	42,206	27,144	69,350
Quarter ended -								
30th Sept. 1963	2,609	8,905	189	440	2,798	9,345	4,402	13,747
31st Dec.	2,915	10,067	255	655	3,170	10,722	5,849	16,571
31st Mar. 1964	2,267	8,033	227	602	2,494	8,635	3,742	12,377
30th June	2,697	9,582	318	725	3,015	10,307	6,149	16,456
30th Sept.	2,905	10,435	367	913	3,272	11,348	10,788	22,136
31st Dec.	3,000	11,024	367	892	3,367	11,916	6,465	18,381
UNDER CONSTRUCTION AT END OF PERIOD								
Year ended -								
31st Dec. 1960	5,062	16,849	477	1,305	5,539	18,154	20,832	38,986
1961	4,383	14,300	331	808	4,714	15,108	23,758	38,866
1962	4,676	15,446	330	934	5,006	16,380	20,301	36,681
1963	4,894	16,983	416	1,049	5,310	18,032	25,019	43,051
1964	5,549	19,579	1,109	2,854	6,658	22,433	37,954	60,387
Quarter ended -								
30th Sept. 1963	5,130	17,544	460	1,200	5,590	18,744	23,991	42,735
31st Dec.	4,894	16,983	416	1,049	5,310	18,032	25,019	43,051
31st Mar. 1964	5,487	18,969	563	1,346	6,050	20,315	32,221	52,536
30th June	5,639	19,871	725	1,751	6,364	21,622	34,135	55,757
30th Sept.	5,666	20,189	899	2,317	6,565	22,506	33,746	56,252
31st Dec.	5,549	19,579	1,109	2,854	6,658	22,433	37,954	60,387

(a) Excludes dwellings attached to "other new buildings".

(b) Includes "home units".

(c) Includes value of attached dwellings.

TABLE 2 - NEW HOUSES: MATERIAL OF OUTER WALLS : SOUTH AUSTRALIA

Period	Brick, Concrete, Stone		Brick Veneer Stone Veneer		Fibro-Cement		Other (a)	
	No.	£'000	No.	£'000	No.	£'000	No.	£'000
COMMENCED DURING PERIOD								
Year ended -								
31st Dec. 1960	(b)8,382	(b)29,063	(b)	(b)	1,005	2,660	86	285
1961	(b)7,549	(b)25,684	(b)	(b)	791	2,140	100	298
1962	7,893	26,954	986	2,971	639	1,719	55	174
1963	8,453	30,305	1,469	4,680	560	1,506	52	175
1964	7,892	30,146	2,985	9,389	605	1,727	42	187
Quarter ended -								
30th Sept. 1963	2,608	9,283	409	1,338	145	400	14	51
31st Dec.	2,001	7,475	513	1,575	153	406	12	39
31st Mar. 1964	2,066	7,621	633	1,911	152	445	9	38
30th June	2,018	7,684	681	2,129	139	409	11	49
30th Sept.	1,981	7,784	820	2,614	118	323	13	61
31st Dec.	1,827	7,057	851	2,735	196	550	9	39
COMPLETED DURING PERIOD								
Year ended -								
31st Dec. 1960	(b)8,175	(b)28,391	(b)	(b)	1,112	2,970	92	302
1961	(b)8,203	(b)28,529	(b)	(b)	848	2,291	68	206
1962	(b)8,513	(b)28,884	(b)	(b)	675	1,824	92	275
1963	8,631	30,242	1,068	3,244	560	1,526	57	186
1964	8,475	31,606	1,740	5,572	614	1,725	40	171
Quarter ended -								
30th Sept. 1963	2,225	7,779	260	779	108	297	16	50
31st Dec.	2,451	8,699	266	845	182	472	16	51
31st Mar. 1964	1,875	6,870	241	750	144	384	7	29
30th June	2,182	7,917	329	1,100	173	513	13	52
30th Sept.	2,218	8,322	538	1,690	139	383	10	40
31st Dec.	2,200	8,497	632	2,032	158	445	10	50
UNDER CONSTRUCTION AT END OF PERIOD								
Year ended -								
31st Dec. 1960	(b)4,703	(b)15,884	(b)	(b)	343	915	16	50
1961	(b)4,049	(b)13,389	(b)	(b)	286	766	48	145
1962	(b)4,415	(b)14,736	(b)	(b)	250	676	11	34
1963	3,614	13,103	1,024	3,208	250	650	6	22
1964	3,031	11,762	2,269	7,134	241	649	8	34
Quarter ended -								
30th Sept. 1963	4,064	14,302	777	2,490	279	718	10	34
31st Dec.	3,614	13,103	1,024	3,208	250	650	6	22
31st Mar. 1964	3,805	13,846	1,416	4,383	258	713	8	27
30th June	3,641	13,706	1,768	5,525	224	615	6	25
30th Sept.	3,404	13,166	2,050	6,432	203	545	9	46
31st Dec.	3,031	11,762	2,269	7,134	241	649	8	34

(a) Mainly of weatherboard construction.

(b) Brick and stone veneer not separately recorded, included with brick, concrete and stone.

OWNER-BUILT HOUSES

Of the 11,524 houses commenced during 1964, 550 (value £2,031,000) were owner-built, i.e. actually erected or being erected by the owner or under the owner's direction by sub-contract or day-labour but without the services of a contractor responsible for the whole job. During December quarter 1964 there were 159 (£581,000) houses of this type commenced and 172 (£608,000) completed.

TABLE 3 - NEW BUILDINGS OTHER THAN DWELLINGS : VALUE (a), SOUTH AUSTRALIA

Type of Building	Year Ended		Quarter Ended					
	31st Dec. 1963	31st Dec. 1964	30th Sept. 1963	31st Dec. 1963	31st Mar. 1964	30th June 1964	30th Sept. 1964	31st Dec. 1964
COMMENCED DURING PERIOD (£'000)								
Business premises -								
Hotels etc. & shops	3,682	2,926	924	891	626	999	782	519
Factories	6,603	12,056	1,584	1,765	2,566	1,933	5,283	2,274
Other (b)	7,818	5,025	1,643	2,642	1,658	1,054	885	1,428
Educational & health	4,807	12,527	1,332	591	3,507	2,178	1,657	5,185
All other (c)	3,680	4,666	880	1,232	1,266	1,392	1,181	827
Total	26,590	37,200	6,363	7,121	9,623	7,556	9,788	10,233
COMPLETED DURING PERIOD (£'000)								
Business premises -								
Hotels etc. & shops	4,039	2,979	1,589	1,429	279	626	258	1,816
Factories	5,256	8,764	443	1,081	1,412	2,385	3,577	1,390
Other (b)	4,387	4,836	825	1,391	732	1,300	1,745	1,059
Educational & health	6,211	7,393	728	1,358	788	1,281	4,116	1,208
All other (c)	2,653	3,172	817	590	531	557	1,092	992
Total	22,546	27,144	4,402	5,849	3,742	6,149	10,788	6,465
UNDER CONSTRUCTION AT END OF PERIOD (£'000)								
Business premises -								
Hotels etc. & shops	1,888	2,525	2,425	1,888	2,455	3,125	3,725	2,525
Factories	6,655	10,876	6,229	6,655	8,319	7,894	9,829	10,876
Other (b)	5,626	6,354	4,368	5,626	6,864	6,631	5,857	6,354
Educational & health	8,276	13,987	9,042	8,276	11,244	12,215	9,952	13,987
All other (c)	2,574	4,212	1,927	2,574	3,339	4,270	4,383	4,212
Total	25,019	37,954	23,991	25,019	32,221	34,135	33,746	37,954

(a) Includes values of attached dwellings.

(b) Includes office buildings, service stations, warehouses, communication buildings, etc.

(c) Includes defence buildings, buildings for religious purposes, entertainment purposes, homes for aged, etc.

TABLE 4 - NEW BUILDINGS : VALUE OF WORK DONE DURING PERIOD SPECIFIED, SOUTH AUSTRALIA

Type of Building	Year Ended		Quarter Ended					
	31st Dec. 1963	31st Dec. 1964	30th Sept. 1963	31st Dec. 1963	31st Mar. 1964	30th June 1964	30th Sept. 1964	31st Dec. 1964
£'000								
Houses (a)	33,509	37,963	9,173	8,931	8,591	9,677	10,108	9,587
Flats	2,111	3,771	598	678	628	870	1,060	1,213
Total houses & flats	35,620	42,342	9,771	9,609	9,219	10,547	11,168	11,408
Business premises -		41,734						10,800
Hotels, boarding houses, etc.	866	1,107	190	205	186	238	341	342
Shops	2,787	3,146	855	604	428	934	953	831
Factories	6,195	9,414	1,676	1,904	2,232	1,849	2,983	2,350
Office premises	2,310	3,552	669	524	908	1,111	945	588
Other (b)	2,651	2,760	757	781	598	512	777	873
Educational	4,649	4,615	1,125	1,155	991	972	1,475	1,177
Religious	664	1,182	165	127	263	345	246	328
Health	1,912	2,350	509	382	390	610	650	700
Entertainment & recreation	467	826	109	58	126	211	330	159
Miscellaneous (c)	1,594	2,350	384	468	492	684	631	543
Total other new buildings (excl. houses & flats)	24,095	31,302	6,439	6,208	6,614	7,466	9,331	7,891

(a) Excludes owner-built houses.

(b) Includes service stations, warehouses, communication buildings, etc.

(c) Includes defence buildings, homes for aged, homes for children, etc.

TABLE 5 - NEW BUILDINGS OTHER THAN DWELLINGS COMMENCED: TYPE & VALUE, SOUTH AUSTRALIA

Type of Building	Year Ended				Quarter Ended					
	31st Dec. 1963		31st Dec. 1964		30th Sept. 1963	31st Dec. 1963	31st Mar. 1964	30th June 1964	30th Sept. 1964	31st Dec. 1964
	No.	£'000	No.	£'000	Number					
UP TO £25,000										
Business premises -										
Hotels, boarding houses, etc.	14	163	17	213	2	7	2	5	5	5
Shops	110	708	83	758	27	27	26	16	18	23
Factories	115	1,183	150	1,502	28	33	29	32	41	48
Office premises	59	628	33	352	22	13	9	9	8	7
Other (a)	162	1,537	161	1,758	38	35	38	35	49	39
Educational	61	553	75	737	19	18	15	24	19	17
Health	18	216	21	303	2	5	4	4	4	9
Religious	50	486	37	369	9	11	11	9	6	11
Entertainment & recreation	34	226	54	436	10	9	11	16	16	11
Miscellaneous (b)	37	342	45	570	11	11	18	10	10	7
Total	660	6,042	676	6,998	168	169	163	160	176	177
OVER £25,000										
Business premises -										
Hotels, boarding houses, etc.	12	579	8	765	2	5	3	3	-	2
Shops	11	2,232	19	1,190	4	3	4	6	6	3
Factories	40	5,420	58	10,554	13	8	7	15	23	13
Office premises	16	4,429	11	1,799	5	2	4	2	1	4
Other (a)	20	1,224	16	1,116	4	2	4	2	4	6
Educational	24	2,801	36	5,961	6	5	6	17	8	5
Health	10	1,237	13	5,526	3	1	4	1	3	5
Religious	8	453	8	805	1	4	4	1	2	1
Entertainment & recreation	4	190	6	474	-	1	2	2	1	1
Miscellaneous (b)	26	1,983	25	2,012	5	5	3	6	10	6
Total	171	20,548	200	30,202	43	36	41	55	58	46

(a) Includes service stations, warehouses, communication buildings, etc.

(b) Includes defence buildings, homes for aged, homes for children, etc.

TABLE 6 - BUILDING EMPLOYMENT, SOUTH AUSTRALIA

Classification	20th Dec. 1961	12th Dec. 1962	30th Sept. 1963	11th Dec. 1963	31st Mar. 1964	30th June 1964	30th Sept. 1964	16th Dec. 1964
Persons Engaged								
Contractors	584	695	690	693	686	713	689	688
Sub-contractors	2,292	2,825	3,048	3,248	3,154	3,460	3,559	3,702
Wages earners	9,158	9,922	9,847	10,192	9,913	10,359	10,870	10,883
Carpenters	3,374	3,570	3,653	3,644	3,689	3,789	3,888	3,867
Bricklayers	1,933	2,297	2,425	2,468	2,390	2,547	2,748	2,670
Painters	1,138	1,257	1,231	1,345	1,304	1,414	1,408	1,536
Electricians	627	762	727	825	696	745	801	793
Plumbers	1,009	1,171	1,169	1,304	1,213	1,363	1,359	1,327
Builders' labourers	1,837	1,910	1,929	1,964	1,926	1,889	2,053	2,119
Other	2,116	2,475	2,451	2,583	2,535	2,785	2,861	2,961
Total	12,034	13,442	13,585	14,133	13,753	14,532	15,118	15,273

Note: Building employment covers all contractors and sub-contractors and employees of contractors, sub-contractors, and Government instrumentalities, who on the day specified were actually engaged on the construction, alteration, repair, and maintenance of buildings, but excludes persons working on owner-built houses or for contractors or sub-contractors who undertake only alterations, additions, repairs, and maintenance. Persons "actually engaged" include those temporarily laid off because of weather. Some duplication may occur as a result of frequent movement between jobs or because some persons (such as electricians) may work on several jobs which are under construction simultaneously.

TABLE 7 - NEW DWELLINGS COMPLETED (a) : LOCAL GOVERNMENT AREAS, SOUTH AUSTRALIA

82

Local Government Area	Year Ended		Quarter Ended					
	31st Dec. 1963	31st Dec. 1964	30th Sept. 1963	31st Dec. 1963	31st Mar. 1964	30th June 1964	30th Sept. 1964	31st Dec. 1964
Metropolitan -								
Adelaide	5	21	-	-	-	17	3	1
Brighton	204	240	60	52	39	49	68	84
Burnside	323	452	82	80	76	94	146	136
Campbelltown	657	846	176	157	178	210	230	228
Colonel Light Gardens	2	10	1	1	10	-	-	-
Enfield	715	896	154	210	182	226	233	255
Glenelg	107	224	17	40	40	53	57	74
Henley and Grange	158	236	48	49	61	38	52	85
Hindmarsh	10	8	5	2	1	1	3	3
Kensington & Norwood	36	45	2	13	7	10	20	8
Marion	634	732	171	156	120	234	191	187
Mitcham	485	584	138	143	92	139	163	190
Payneham	138	207	26	47	46	65	37	59
Port Adelaide	364	471	103	114	84	110	130	147
Prospect	40	53	11	13	11	15	11	16
St. Peters	26	37	1	13	2	18	9	8
Thebarton	8	11	3	-	-	2	2	7
Unley	139	177	32	24	40	33	57	47
Walkerville	7	12	-	3	4	1	4	3
West Torrens	623	422	176	164	112	125	98	87
Woodville	692	504	182	179	118	133	145	108
Total metropolitan	5,373	6,188	1,388	1,460	1,223	1,573	1,659	1,733
Country -								
Angaston	36	34	8	9	8	9	6	11
Berri	38	21	8	12	5	3	5	8
East Torrens	26	26	3	8	5	11	6	4
Elizabeth Corp'n.	(b)	(c) 376	(b)	(b)	(b)	(b)	195	181
Encounter Bay	36	25	11	14	5	5	3	12
Gawler	34	26	7	10	7	10	2	7
Loxton	41	32	12	16	11	8	4	9
Meadows	57	69	18	13	19	16	19	15
Millicent	69	38	19	19	12	5	13	8
Mt. Barker	27	14	6	7	3	3	4	4
Mt. Gambier Corp'n.	153	117	45	37	34	33	28	22
Munno Para	954	545	255	276	138	138	140	129
Murray Bridge	31	45	10	7	12	9	11	13
Naracoorte Corp'n.	11	18	1	2	1	9	4	4
Noarlunga	547	541	126	152	131	139	133	138
Onkaparinga	20	28	2	9	9	8	4	7
Pt. Augusta	62	56	19	19	17	11	11	17
Pt. Elliot	27	35	3	6	10	5	12	8
Pt. Lincoln Corp'n.	58	75	12	17	19	17	18	21
Pt. Pirie Corp'n.	32	21	5	10	5	4	6	6
Renmark	23	19	6	3	2	10	2	5
Salisbury Corp'n.	(b)	(c) 772	(b)	(b)	(b)	(b)	408	364
Salisbury & Elizabeth	1,587	(c) 889	401	509	390	499	(b)	(b)
Stirling	68	83	14	19	19	20	22	22
Tatiara	32	48	7	9	9	13	10	16
Teatree Gully	789	917	214	193	168	196	257	296
Victor Harbor	19	21	3	8	5	4	7	5
Whyalla City Comm.	276	308	49	97	58	60	90	100
Willunga	50	62	9	22	15	11	13	23
Other country	688	722	146	214	159	194	182	187
Total country	5,791	5,983	1,419	1,717	1,276	1,450	1,615	1,642
Total State	11,164	12,171	2,807	3,177	2,499	3,023	3,274	3,375

(a) Dwelling units - houses and flats plus dwellings attached to "Other New Buildings".

(b) From early July 1964 Elizabeth Corporation and Salisbury Corporation separately incorporated; previously combined as Salisbury and Elizabeth District Council.

(c) Total six months only - see also note (b).

D.L.J. AITCHISON

Commonwealth Bureau of Census & Statistics

ADELAIDE S.A.

9th March 1965

DEPUTY COMMONWEALTH STATISTICIAN

